



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

JUNE 8, 2016

CALL TO ORDER:

Susan Reardon, Staff Hearing Officer, called the meeting to order at 9:00 a.m.

STAFF PRESENT:

Susan Reardon, Staff Hearing Officer/Senior Planner II
Allison DeBusk, Project Planner
JoAnne LaConte, Assistant Planner
Kathleen Goo, Staff Hearing Officer Secretary

I. PRELIMINARY MATTERS:

- A.** Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

There were no requests.

- B.** Announcements and Appeals.

There were no announcements

- C.** Comments from members of the public pertaining to items not on this agenda.

There were no public comments.

II. PROJECTS:

ACTUAL TIME: 9:01 A.M.

A. APPLICATION OF ROB AND NANCY DAYTON, 302 PIEDMONT ROAD, APN: 055-153-007, A-1 (ONE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 1 DU/ACRE) (MST2014-00443)

The 27,393 square-foot site is currently developed with a 2,934 square foot single family dwelling with an attached 468 square foot two-car garage and a detached 473 square foot pool cabana located in the Hillside Design District. The proposed project involves construction of a new 900 square foot pool, spa, associated pool equipment, barbecue, outdoor bar, retaining walls, a new detached 201 square foot accessory building, new landscaping and associated grading. The proposed total of 4,076 square feet on a 27,393 square foot lot is 86 % of the maximum guideline floor to lot area ratio (FAR).

The discretionary applications required for this project are:

1. Modification to allow the total detached accessory buildings to exceed the maximum allowable size of 500 square feet (SBMC § 28.87.160 and SBMC § 28.92.110); and
2. Modification to allow the detached accessory building to be located within a front yard (SBMC § 28.87.160 and SBMC § 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 & 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Present: Joe Cho, Agent for the Owners; and Rob Dayton, Owner.

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

JoAnne LaConte, Assistant Planner, gave the Staff presentation and recommendation.

Public comment opened at 9:08 a.m.

- 1) Warren Schlueter, opposition; spoke of concerns regarding the proposed accessory structure in the front yard.

Public comment closed at 9:11 a.m.

ACTION:

Assigned Resolution No. 037-16

Approved the Modification to allow the detached accessory structure within the front yard, and the Modification to allow it to exceed the maximum allowable size of 500 square feet, making the findings as outlined in the Staff Report dated June 2, 2016.

Said approval is subject to the conditions as outlined in the Staff Report dated June 2, 2016.

The ten calendar day appeal period to the Planning Commission was announced and is subject to suspension for review by the Planning Commission.

ACTUAL TIME: 9:15 A.M.

B. APPLICATION OF MATTHEW BEAUSOLEIL, AB DESIGN STUDIO INC., ARCHITECT FOR FUNK ZONE PARKING, LLC; 200 HELENA AVENUE; APN 033-052-018; OC/SD-3 (OCEAN-ORIENTED COMMERCIAL/ COASTAL OVERLAY ZONES, LOCAL COASTAL PLAN DESIGNATION: HOTEL AND RELATED COMMERCE (MST2015-00289)

The project consists of the demolition of the existing 1,663 square foot one-story commercial building (of which 900 square feet is legally permitted) and 147 square foot detached shed, and construction of a new two-story 2,355 net square foot building with a roof deck. Maximum building height would be 27 feet, 3 inches. Nine parking spaces are proposed with access from Yanonali Street, and a valet parking lot of approximately 3,400 square feet is proposed with access from Helena Avenue.

The discretionary applications required for this project are:

1. A Coastal Development Permit (CDP20015-00010) to allow the proposed development in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060); and
2. A Development Plan to allow the construction of approximately 1,308 square feet of net new nonresidential development (SBMC Chapter 28.85).

The project activity is within the scope of the 2011 General Plan and the Program EIR analysis for the General Plan. No further environmental document is required for this project pursuant to the California Environmental Quality Act (Public Resources Code §21083.3 and Code of Regulations §15183). City Council environmental findings adopted for the 2011 General Plan remain applicable for this project.

Present: Matthew Beausoleil, Applicant; and Clay Aurell, Architect; and Jarrett Gorin, Vanguard Planning, LLC.

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

Allison De Busk, Project Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:37 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

Ms. Reardon expressed concerns with the project's consistency with coastal policies related to visual resources, specifically landscaping in parking areas. LCP Policy 9.2, the Waterfront Area Design Guidelines, and the Zoning Ordinance require landscaping to screen parking areas and to break up the expanse of parking. As proposed, the valet parking area has little landscaping. Ms. Reardon added a condition to address this concern.

Ms. Reardon expressed her support for the Architectural Board of Review's direction to relocate or move the face of the building away from the Helena Street property line to accommodate landscaping and their direction to provide landscaping for the valet parking area.

ACTION: **Assigned Resolution No. 038-16**
Approved the Coastal Development Permit and the Development Plan making the findings as outlined in the Staff Report dated June 1, 2016.

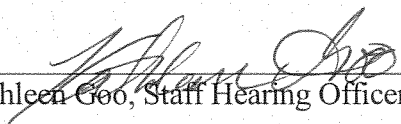
Said approval is subject to the conditions as outlined in the Staff Report dated June 1, 2016, and as revised at the hearing.

The ten calendar day appeal period to the Planning Commission was announced and is subject to suspension for review by the Planning Commission.

III. ADJOURNMENT

Ms. Reardon adjourned the meeting at 9:55 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary